

Open House Dates:

June 1, 2022: 9AM-1:30PM Mountain Time.

June 15, 2022: 9AM-1:30PM Mountain Time.

Check-in spot

Please enter the property via E. 11th Avenue at the corner of Bellaire Street and E. 11th Avenue, near the northwest corner of the Parking Structure. Continue east on E. 11th Avenue, following directions for parking. The check in spot will be located in-between Building 1's north side entrance and Building 24. See attached map below.

Approximate check-in spot coordinates: [39.732395, -104.936307](#)

INTERIOR AND EXTERIOR INSPECTIONS:**Interior Inspections**

- **Interior inspections are by appointment only.**
 - Sign up for a 2 hour time slot [HERE](#)
 - Please ensure that your slot is confirmed. Contact Kristy Daniells kristy.daniells@gsa.gov for confirmation and questions about interior inspection appointments.
 - Check-in:
 - All attendees must report to the check-in spot at the beginning of their group's time slot.
 - All attendees must sign the attached forms and turn them in to a GSA employee at the check-in station.
 - Permit for Non-federal Inspection of Real Property (Permit)
 - Addendum to Permit for Non-federal Inspection of Real Property, COVID-19 Safety Update (COVID Addendum to Permit)
 - Groups must check back in at the check-in spot on or before the end of their time slot.
 - Depending on your arrival at the check-in spot, your time slot will include the time needed for parking, check-in, signing of forms, a tour, and walking back to the check-in spot. GSA recommends arriving early to complete check in prior to your time slot.
 - All attendees in a group must remain together for the entire tour or return to the check-in station to drop off a member of the group. A head count will be taken at the beginning and end of a tour and may be taken periodically during the tour.
 - All attendees must wear a proper mask indoors (please see the attached COVID Addendum to Permit.)



Open House Process
9th & Clermont - Denver

- It is recommended that all attendees bring proper equipment, such as respirators, masks, protective clothing, closed toe shoes or boots, flashlights, etc. as noted in the attached Permit.
- It is also recommended that attendees plan ahead of arrival what areas of the property they wish to see.

Exterior Inspections

- Exterior inspections may occur on Open House Dates in-between 9AM-1:30pm Mountain Time.
- Upon arrival, proceed to the check-in spot.
 - All attendees must sign the attached forms and turn them in to a GSA employee at the check-in spot.
 - Permit for Non-federal Inspection of Real Property (Permit)
 - Addendum to Permit for Non-federal Inspection of Real Property, COVID-19 Safety Update (COVID Addendum to Permit)

GSA Contact Persons

Questions about Open Houses
Veronica Vorva
veronica.vorva@gsa.gov
(817) 978-4246

Questions about interior inspection appointments:
Kristy Daniells
kristy.daniells@gsa.gov

Open House Check-in Spot Map



PERMIT FOR NON-FEDERAL INSPECTION OF REAL PROPERTY

This form must be prepared by each person inspecting Federal Property and delivered to GSA or designee at arrival.

The United States General Services Administration ("GSA"), hereby grants

(print name) _____ (sign name) _____
hereinafter ("Permit Holder") a revocable permit granting consent to enter onto and inspect the real property described in the Invitation for Bids FASTA-R-2034 (hereinafter "IFB") and made a part hereof by reference, subject to the following terms and conditions for the purpose(s) described below:

This permit is granted to the Permit Holder for the express and sole purpose of making entry of properties identified in the IFB for inspection.

This permit is effective at 9:00AM Mountain Time, June 1, 2022 and expires at 1:30PM Mountain Time.

By the acceptance of this Permit and any addenda to this Permit, the Permit Holder agrees to abide and be bound by the terms and conditions therein:

1. The IFB identifies all real property under the custody and control of the United States of America which is subject to this permit.
2. Any inspection, assessment, testing, evaluation and/or reporting by the Permit Holder, shall be coordinated with GSA. A GSA representative or designee must be present during any activity conducted by the Permit Holder. The following GSA point of contact person or project representative is:

**Veronica Vorva, Project Manager
General Services Administration
817-978-4246**

3. It is understood and agreed that the Permit Holder shall provide reasonable advance written notice to the GSA representative of its requirement(s) for access to specific property identified in the IFB.
4. THE PERMIT HOLDER AGREES THAT ANY ENTRY MADE BY IT OR ITS AGENTS, CONTRACTORS AND EMPLOYEES IS AT ITS OWN SOLE AND EXCLUSIVE RISK AND EXPENSE. PERMIT HOLDER FURTHER AGREES TO INDEMNIFY AND HOLD HARMLESS THE UNITED STATES OF AMERICA, GSA, ITS AGENTS, OFFICERS, AND EMPLOYEES, AGAINST ANY CLAIMS, INCLUDING, BUT NOT LIMITED TO CLAIMS FOR PERSONAL INJURY AND DEATH, DAMAGE TO PROPERTY, AND ATTORNEY'S FEES ARISING DIRECTLY OR INDIRECTLY FROM THE PERMIT HOLDER'S ENTRY UPON, POSSESSION, CONTROL, OR USE OF PROPERTY UNDER THE CUSTODY AND CONTROL OF THE UNITED STATES OF AMERICA OR ARISING FROM THE CONDUCT OF PERMIT HOLDER'S INSPECTIONS, INVESTIGATIONS OR SURVEYS OR FROM ANY OTHER ASSISTANCE PROVIDED IN CONNECTION WITH THE PURPOSE DESCRIBED ABOVE.
5. IT IS UNDERSTOOD BY THE PERMIT HOLDER THAT THE PROPERTY TO BE INSPECTED, SURVEYED OR EVALUATED MAY CONTAIN ASBESTOS, (INCLUDING FRIABLE ASBESTOS) LEAD BASED PAINTS OR OTHER MATERIALS, OR HAZARDOUS MATERIALS AND/OR HAZARDOUS CONDITIONS. THE PERMIT HOLDER IS GRANTED ACCESS ONLY AT ITS OWN SOLE RISK AND EXPENSE AND ONLY UPON ITS ASSUMPTION OF THE COMPLETE AND ENTIRE RISK FOR EXPOSURE TO ANY SUCH ELEMENTS, MATERIALS OR CONDITIONS. IT IS AGREED THAT THOSE WISHING ENTRY UPON THE PROPERTY WILL TAKE SUCH PRECAUTIONS, AND HAVE SUCH TRAINING AND EQUIPMENT, INCLUDING RESPIRATORS, MASKS, PROTECTIVE CLOTHING, CLOSED TOE SHOES OR BOOTS, FLASHLIGHTS OR OTHER SUCH SAFETY EQUIPMENT AS IS WARRANTED BY THE PARTICULAR FACTS AND CIRCUMSTANCES.

6. The GSA representative shall coordinate access to buildings, facilities or space identified in the IFB. Nothing in this permit shall be construed to provide the Permit Holder access to space occupied by other federal agencies, or any property not listed on the attached exhibit. Under no circumstances shall the operational capability of any federal agency be impaired by the use of properties identified in the IFB for the Purpose described in this permit.
7. The conduct of any actions or activities by the Permit Holder and its representatives on the subject federal property shall be in accord with accepted industry practices, sound engineering practices and such standards of care as are ordinary, usual and customary within the industry, field, trade, or profession as may pertain and in accord with good practice. Any areas of the real property which are disturbed will first be cleared with agency personnel so that utility, gas, telephone or other such facilities, whether expressly mentioned herein or not, are not damaged or disturbed.
8. The Permit Holder shall provide, at no risk or expense to GSA within three (3) days of its own receipt of such information, evaluation, survey, inspection or assessment results or information; a copy of any report, correspondence, findings or information obtained, together with such raw data, method, scientific methods, sample locations, analysis or other such material as would aid in review evaluation and assessment of the information.
9. The Permit Holder shall not disclose or otherwise make public any record of its report, findings, or test results without the prior written consent of GSA. It being understood that such inspection, investigation, testing and evaluation report or results are being obtained solely to permit the Permit Holder to reach a reasonable business decision regarding whether it desires to proceed with acquisition of the property.
10. The Permit Holder shall comply with all security procedures, measures, or restrictions in, on or about the property under the custody and control of the United States of America. Permit Holder further agrees that it shall not make a record of, film, draw, report or discuss any security methods, measures or procedure in, on or about property under the custody and control of the United States of America, such as, but not limited to, security cameras, alarms, building designs or blueprints, guard posts, tenant lists check points, access or departure procedures, etc. without the prior written consent of GSA.
11. The Permit Holder shall confine activities on the real property identified in the IFB strictly to that necessary for the Purpose of making a visual inspection of the property. The Permit Holder shall take every measure to avoid injury or other damage to Government property.
12. The Permit Holder shall comply with all applicable Federal laws, rules, and regulations and all applicable State and local laws, rules and regulations in its activities on the real property.
13. If the Permit Holder requests other than visual inspection of the property, the Permit Holder shall, at its sole expense, inform, obtain and carry insurance in form acceptable to GSA in such amounts and under such terms and conditions as may be required by GSA to protect its interests in the property involved throughout the term of this permit.
14. Certified copies of the policy endorsements, certificates, and proof of insurance as may be required by GSA shall be furnished to the Government within 15 days of the execution of any License. Such endorsements shall be manually countersigned with GSA named as an additional insured
15. Any property of the United States of America which must be removed to permit exercise of the purpose for which this Permit is given shall be stored, preserved and restored, relocated or removed from the site and returned to its original location at the sole cost and expense of the Permit Holder, under the direction of the GSA Contracting Officer.

16. At the sole option of GSA, the breach by the Permit Holder of any of the aforementioned terms and conditions shall constitute sufficient cause for cancellation and revocation of this permit.

Agreed to for the time noted on June [redacted], 2022

Signature - GSA

Realty Specialist, GSA
Title

Addendum to
PERMIT FOR NON-FEDERAL INSPECTION OF REAL PROPERTY

Subject Property: 9th & Clermont – Denver
1055 Clermont Street, Denver, CO
GSA Control Number: 7-V-CO-0702-AA
IFB Number: FASTA-R-2034

COVID-19 Safety Update

People are being ordered or urged by federal, state, and local governments to take extraordinary precautions to slow the spread of COVID-19 including, but not limited to, emergency “Shelter in Place” or “Safer at Home” orders and other social distancing measures (“COVID-19 Precautions”).

To the extent not prohibited by the COVID-19 Precautions, Permit Holders acknowledge that (a) they (i) have been advised that it is safest to conduct all activities related to the purchase of real property virtually, (ii) are responsible for taking all appropriate safety precautions, (iii) are not relying on GSA, its officers, employees, or contractors to take these safety precautions on their behalf, and, (iv) have reviewed the CDC guidelines at <https://www.cdc.gov/coronavirus/2019-nCoV/index.html>; (b) GSA recommends that Permit Holders consult with an attorney to answer any questions they may have including, but not limited, to the scope and applicability of any COVID-19 Precautions that may apply to the Subject Property and each Permit Holder’s access thereto; and (c) GSA may share this Authorization with Government agencies and departments, their officers, employees and contractors.

Each Permit Holder understands that they are assuming all risks associated with a decision to inspect the Subject Property, including the risk that other persons to whom the Property may have been shown may be a carrier of coronavirus (even if not showing any signs or symptoms).

Only Permit Holders are allowed to personally inspect the subject property. Permit Holders shall at a minimum, when indoors, wear an appropriate face mask that covers their mouth and nose to prevent infection of others. Entry to the property shall be denied to those who refuse to comply with the above infection prevention measures.

By their signature below, Permit Holder represents and warrants that, (a) to the best of their knowledge, they (i) do not now have, and have not had in the last 5 days, any symptoms related to Coronavirus, (ii) have not been in direct contact in the last 5 days with anyone that has been diagnosed with Coronavirus, and (iii) have been following all CDC social distancing guidelines and recommendations and will do so while viewing the Property, and (b) if any of the foregoing change, Permit Holder will inform GSA and will cease any in-person showings until Permit Holder has determined that are no longer at risk for spreading the virus.

Name: _____

Signature: _____

Date: _____

Note: The inspection is subject to cancellation or re-scheduling based on local and state health advisories.